# There's Only One Downtown Delray Beach!

Downtown Delray Beach has become a growing source of pride for the city and its citizens, with millions invested in public and private development over the past 25 years, resulting in a revitalization that inspires people to live, work and play in the urban core every day. Know as Delray Beach's living room because of its community spirit and central location, people gather to enjoy the comfortable urban neighborhood setting that only downtown provides. For those who reside in one of the distinctive apartments or homes, the downtown is not only their living room, but also their dining room, kitchen and backyard as well!

More than two decades ago, Delray Beach dramatically revitalized its downtown core. The 2002 Downtown Master Plan, led by the City of Delray Beach and the Community Redevelopment Agency guided millions of dollars in dozens of successful development projects.

As the Downtown continues to expand, a priority project is updating existing downtown development codes and design guidelines to ensure they are consistent with the Downtown Master Plan for today. Involved citizens made it clear that quality design improves economic vitality, quality of life and contributes to an aesthetically pleasing atmosphere attracting pedestrians, and thus enhancing the sense of community and pride.

The downtown is expanding in all directions and is located right at the intersection of everything. Surrounded by the growing Osceola Park District to the south, the Beach District and Historic Marina District to the east, the Pineapple Grove Arts District to the north and the historic West Settlers and Frog Alley Districts to the west – there is no shortage of opportunities for downtown community connections and growth.

## The Next Big Things!

Well, times are changing again and the city is bracing for a time of managed growth and redevelopment. This phase of construction and redevelopment will leave an imprint on Downtown Delray Beach and the region for years to come. We couldn't be prouder, and we welcome you to join in with us!

*"Downtown Delray Beach can continue as a vibrant multi-faceted urban center that draws patrons for a variety of activities. Thousands of new residents are seeking the lifestyle of urban living in Downtown Delray Beach. The community has much to offer tourists and local residents through arts / cultural activities and community events. There are significant redevelopment opportunities throughout the Downtown area that can be addressed with sensitive urban design and transportation planning, strategic public and private infrastructure investment, and retail-focused economic development policies. The end result of public sector and private investor collaboration will be an attractive, unique, livable Downtown that generates economic opportunity for a broad cross-section of the community."*

**Blount Hunter**
H. Blount Hunter Retail & Real Estate Research Co.

# The Next Big Projects in Downtown Delray Beach, FL

**Gateway Art Feature Atlantic Avenue & I-95**

## Publicly Funded Projects:

**1** **SW 2nd Street Beautification – I-95 to Swinton Avenue.** Street improvements including brick sidewalks, landscaping and lamp lighting. **Fall 2013 - Spring 2015**

**2** **NW 12th Avenue – Atlantic Avenue to MLK (NW 2nd Street).** Street improvements including brick sidewalks, landscaping and lamp lighting. **Summer 2014 - Fall 2015**

**3** **Fire Department Headquarters, West Atlantic Avenue** – Plaza creation and beautification. **Spring 2015**

**4** **NE 2nd Avenue/Seacrest Beautification** Street improvements including bike lanes and sidewalks. **Fall 2014 - Summer 2015**

**5** **NE 3rd Streetscape & Beautification – including Artist's Alley.** Street improvements including brick sidewalks, landscaping and lamp lighting. **Summer 2014 - Fall 2015**

**6** **Alley Drainage Improvement – alley north of Astor Condominium.** **Fall 2013 - Spring 2014**

**7** **Reclaimed water Area 12A Phase 2 Venetian Avenue Beachside – Atlantic Avenue south to Casurina Rd.** Installation of recycled water drainage system. **2014**

**8** **Beach Beautification Plan** Replacement of Beach Pavilion located at Atlantic Avenue and A1A. Improvements include Ballard lighting, brick pavement, new signage and shower area. **Fall 2013 - Spring 2014**

**9** **NE 1st Avenue Improvements Between NE 1st Street and NE 2nd Street.** Improvements include brick sidewalks, landscaping and lamp lighting. **Fall 2014**

**10** **Swinton Avenue & Atlantic Avenue Intersection** – Adding pedestrian crossing mid-block – eliminating right turn lane to NE 1st Avenue and the addition of lamp posts and banner arms. **Winter 2015 - Spring 2016**

**11** **Block 117 Parking Garage** Design for construction of Public Parking Garage with approximately 280 spaces. **2015**

**12** **SE 2nd Street Beautification** Swinton Avenue to SE 3rd Avenue. Street improvements including brick sidewalks, landscaping and lamp lighting and alleys. **2015**

**13** **S Swinton Avenue SW 1st Street** Signalization Mast Arm replacement. **2014 - 2015**

**14** **SE 1st Street** – to be converted to two-way traffic. **2015**

**15** **Block 20 Alley Improvements** Alley located north of Fire Dept. Headquarters. **2014 - 2015**

**16** **Federal Highway Beautification SE/NE 5th and 6th Avenues** Replacement of water main, beautification Atlantic Avenue 2 blocks north and south; widening sidewalks, beautification; adding bike lanes. **Fall 2013 - Summer 2015**

**17** **Pineapple Grove Arch – NE 2nd Avenue just north of Atlantic Avenue.** Drainage repair. **2014**

**18** **Beach Master Plan** – Replacement of amenities and beautification including sidewalks. **Fall 2014 - Fall 2017**

**19** **Cannery Row Park** – Public park entrance feature to Pineapple Grove Arts District north side. **2014**

**20** **SW 10th & 9th Avenue Improvements.** Street improvements including brick sidewalks, landscaping and lamp lighting. **2015**

**21** **SW 2nd Terrace** – Carver Square street reconstruction. **2015**

**22** **Merritt Park Renovation** – Upgrades to fields, parking and restrooms. **2014**

**23** **East Atlantic Avenue Pedestrian Improvements** Beachside **2015**

**24** **Block 8 Alley Improvement** – west of SW 10th Avenue. **2015**

**25** **Oak Tree Well** – Replacement of mulch and gravel with permanent material along Atlantic Avenue I-95 to A1A, also including NE 2nd Avenue in Pineapple Grove Arts District. **Fall 2013 - Spring 2014**

**26** **Neighborhood Resource Center Expansion** – New 3,433 SF one-story office building and a passive park; NE corner of SW 12th Ave and SW 2nd St. **2014 - 2015**

**27** **SW 9th Ave. Parking Lot/Pocket Park** Construction of 40-space parking lot with pocket park and round-about at intersection. **Spring 2014 - Fall 2014**

## Location Map
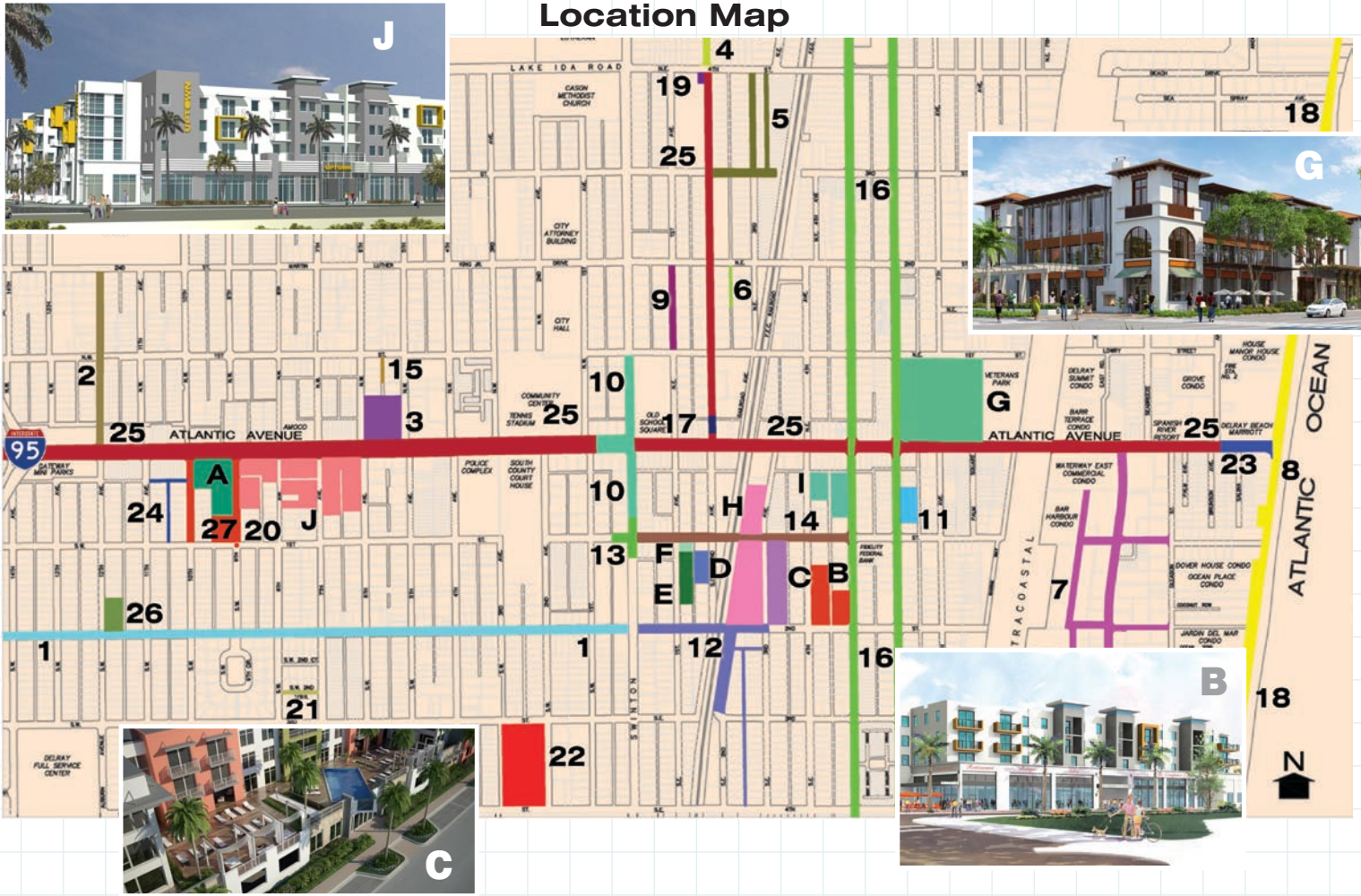


## Private Development Projects:

**\*A** **Fairfield Inn** – South Side of Atlantic Ave between 10th and 9th Ave; Four Story Hotel; 95 rooms, 92-space parking lot, installation of 13 public parallel parking spaces. **Dec. 2013 - Dec. 2014** 59,027 Total SF

**B** **Uptown Delray** – Between SE 5th Ave (Fed. Hwy.) and SE 4th Ave, north of SE 2nd Street; Multi-family residential; 146 dwelling units and 3,529 SF office. **2014 - 2016** 326,664 Total SF

**C** **SOFA Building #1** – East side of SE 3rd Ave, between SE 1st St and SE 2nd St. Multi-family residential development; 117-unit multi-family residential development. **2014 - 2015** 196,582 Total SF

**D** **SOFA Building #2** – West side of SE 2nd Ave, approx. 80" south of SE 1st St (124,138,158, SE 2nd Ave); Multi-family residential building; 55 dwelling units with a 98-space parking garage; installation of 6 parallel parking spaces along 2nd Ave. **2014 - 2015** 92,252 Total SF

**E** **SOFA Offices & Lofts** – East side of SE 1st Ave, north and south of SE 1st St; New three-story commercial office building and five-story mixed-use building 20,000 SF, with 76 condos 76,000 SF with private balconies & rooftop pavilions; 4,000 SF of retail. **2015 - 2016** 100,000 Total SF

**F** **Beluga Wine Bar & Restaurant** – Corner of SE 2nd Ave & SE 1st St; Mixed-Use, 3-story building; 4,186 SF of new, air-conditioned residential space on all floors; existing 885 SF Olio restaurant on first floor will remain along with a new 930 SF wine bar with outdoor covered & open-air dining; a new 1,132 SF "Style & Wine" retail store will be added to the first floor. **Late Fall 2014 to Early 2015**. 10,565 total SF.
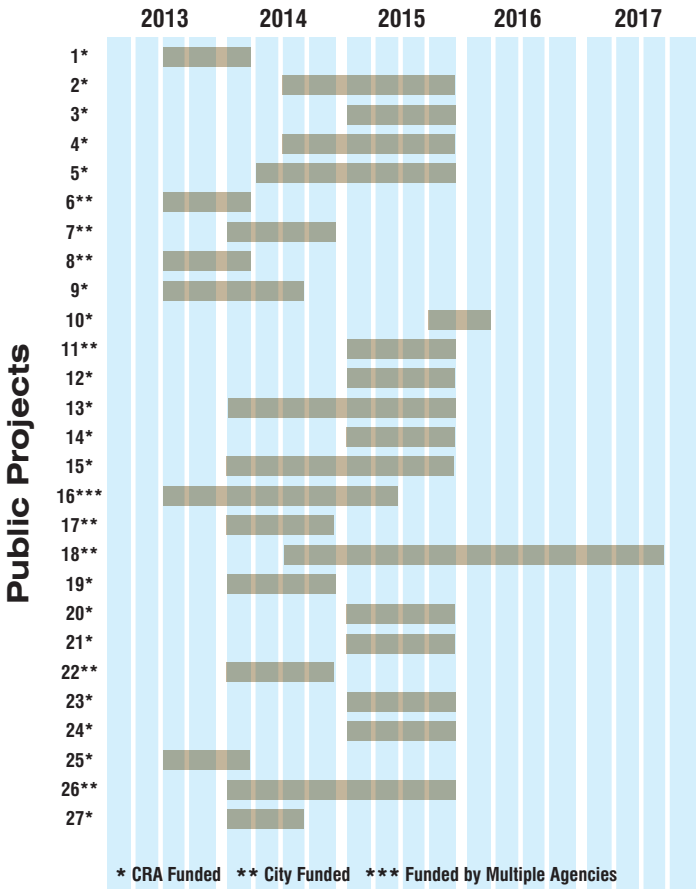
**G** **Atlantic Crossing** – Between Veterans park and NE 6th Ave and between East Atlantic Ave and NE 1st Street; Mixed-use development residential retail and office; Mixed-use development – plans in progress pending approval. **2014 - 2019** 649,797 Total SF.

**H** **The Strand** – West side of SE 3rd Ave between Atlantic Ave and SE 2nd St. Two residential buildings; South building – 4 levels of 155 residential units; north building – 43 residential units. **2014 - 2016** 264,794 Total SF
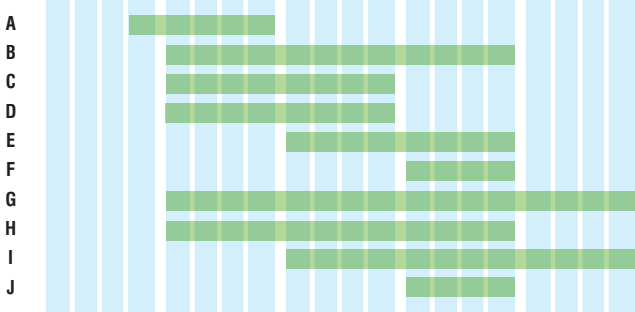
**\* I** **I-PIC Theater** – Between SE 5th & 4th Avenues south of the Atlantic Avenue alley; Movie Theater, parking garage and office building; 41,000 SF theater, 42,000 SF class A Office, 7,000 SF Retail, 329 parking spaces. **2015 - 2017** 91,600 Total SF.

**\* J** **Uptown Atlantic** – South side of W Atlantic Ave between 6th and 9th Avenues: Mixed-Use; 49,000 SF retail, 47,000 SF class A Office, 116 apartments. 314,000 Total SF (Approx.) **Early to Late 2016**

**\*** Public/Private Partnerships – Community Redevelopment Agency Initiated Projects.

## Construction Timeline

| Public Projects | 2013 | 2014 | 2015 | 2016 | 2017 |
|---|---|---|---|---|---|
| 1* | | | | | |
| 2* | | | | | |
| 3* | | | | | |
| 4* | | | | | |
| 5* | | | | | |
| 6** | | | | | |
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| 23* | | | | | |
| 24* | | | | | |
| 25* | | | | | |
| 26** | | | | | |
| 27* | | | | | |

\* CRA Funded   \*\* City Funded   \*\*\* Funded by Multiple Agencies

| Private Projects | 2013 | 2014 | 2015 | 2016 | 2017 |
|---|---|---|---|---|---|
| A | | | | | |
| B | | | | | |
| C | | | | | |
| D | | | | | |
| E | | | | | |
| F | | | | | |
| G | | | | | |
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### RECAP
**Privately Funded Investments:**
- Total SF – 2,030,909
- Total Investment – $429 million
- Total Residential Units – 989